

Neighborhood Notification
Open House Information
Citizen Comments
Affidavit of Posting
Site Sign
Legal Protest

Citizen Participation Plan

**Rezoning Application
(case# 663-PA-2018)**

Submitted on behalf of:

STR Ventures, LLC

7505 E. Main Street / 7504 E. First Street / 7510 E. First Street

December 28, 2018

Project Proposal

The following documents the Public Participation Plan on behalf of STR Ventures, LLC and their request for a Zoning Map Amendment for the properties located at 7505 E Main Street and 7504 & 7510 E. First Street (Case # 663-PA-2018). This request will eliminate the 35% maximum limitation of residential uses on the ground level of this building which is currently zoned S-R DO (Downtown Overlay). The owner intends to utilize the properties for travel accommodations which is currently allowed under the existing zoning; however, the Downtown Overlay restricts the ground floor usage for S-R properties. The proposed zoning district is D/MU-2 which is compatible with the adjacent properties.

Notification Area Map

Attached is a map of the 750-foot area within which all property owners were notified of the request to amend the zoning district.

Contacted Parties

A complete list of the property owners and other interested parties contacted through the outreach efforts was provided by the Applicant's representative and the City of Scottsdale respectively and is attached.

Contact Dates and Methods

Notification was made by First Class U.S. Mail in a letter postmarked October 15, 2018. The letter contained all the required and pertinent information regarding the request to amend the zoning on these properties as required by the City's Zoning Ordinance (copy attached).

Site Posting

The site was properly posted with the details of the request, information about the Open House and will be updated with information about future public hearing dates. An Affidavit of Posting is being submitted as evidence that the signs were installed on the property as required.

Open House

The required Open House was hosted by the Applicant at the Civic Center Public Library on Monday, October 15, 2018 from 5:30PM-6:30PM. Attendees were invited to come and learn more about the proposed request.

Comments and Correspondence Received

There was only one attendee at the Open House. Louise Lamb from Peaceful Valley Neighborhood Association lives at 4th Street and Miller to the southeast of the property. Her only concern was the operation and management of these rental homes. STR Ventures will be the owner and operator of this rental property.

We received a phone call from Steven Voss who designed, built and lives in Main Street Place. He was unable to attend the open house but would like more information. We are in the process of scheduling a meeting with Mr. Voss and the property owner to discuss in further detail.

Any additional comments and feedback received will be documented and submitted to the City of Scottsdale in an updated Citizen Participation Report prior to the first public hearing.



JENNIFER HALL
7144 E. Stetson Drive, Suite 300
Scottsdale, Arizona 85251
Phone 480.505.3938 480.505.3925
JHall@RoseLawGroup.com
www.RoseLawGroup.com

October 5, 2018

Dear Property Owner, Resident or Neighborhood Association President,

This letter is to inform you that our client, STR Ventures, LLC, will be filing rezoning applications with the City of Scottsdale for properties located near the Downtown Civic Center. The applications will request a change in zoning from Service Residential (S-R) to Downtown Mixed Use (D/MU-2) to allow the properties to be used as travel accommodations (i.e. vacation rental homes). While the properties can be used as vacation rentals under the current zoning, this change removes a restriction that limits the amount of the ground floor that can be utilized.

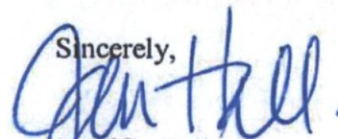
The following properties are included in this application and will be transformed for the better to provide travel accommodations within walking distance of the heart of Scottsdale's Old Town: 7531 E. McKnight Avenue; 7505 E. Main Street; 7504 E. First Street and 7510 E. First Street.

Please join us for an Open House to further discuss the proposed request.

OPEN HOUSE

Civic Center Library (Gallery Room)
3839 N Drinkwater Blvd, Scottsdale, AZ 85251
Monday, October 15, 2018
5:30PM-6:30PM

If you are unable to attend the Open House, please feel free to contact me directly at 480-505-3938 or jhall@roselawgroup.com to discuss the applications in more detail. You may also reach Doris McClay in the City of Scottsdale's Planning and Development Services Department at 480-312-4214 or dmcclay@roselawgroup.com. Please reference Cases 663-PA-2018 and 667-PA-2018. Thank you for your time.

Sincerely,

Jennifer Hall
Senior Project Manager

27-ZN-2018
12/28/2018



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

☐ Project Under Consideration Sign (White)



Public Hearing Notice Sign (Red)

Case Number: 663-PA-2018

Project Name: _____

Location: 7504 E 1st St

Site Posting Date: October 5, 2018

Applicant Name: Rose Law Group

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

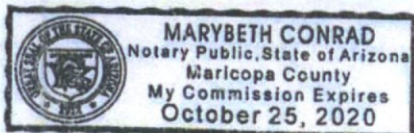
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Meghan Siggett
Applicant Signature

10/5/18
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 5th day of October 2018



Marybeth Conrad
Notary Public

My commission expires: 10-25-20

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Monday, October 15, 2018
Time: 5:30 P.M.
Location: Civic Center Library (Gallery Room)
3839 N Drinkwater Blvd, Scottsdale, AZ 85251

Site Address: 7505 E Main St/ 7504 and 7510 E. 1st St.

Project Overview:

- Description of Request: Zone Change from S-R DO to D/MU-2 DO to allow for travel accommodation use
- Site Acreage: +/-0.82 ac
- Site Zoning: S-R DO

Applicant Contact:

Rose Law Group PC
480-505-3938
jhall@roslawgroup.com

City Contact:

Doris McClay 480-312-4214
dmcclay@scottsdaleAZ.gov

Pre-Application #: 663-PA-2018 Available at City of Scottsdale: 480-312-7000

Project information may be researched at: <https://eservices.scottsdaleaz.gov/bldgresources/Preapp/Search> Posting Date: 10/5/2018

* -Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal*

10/5/18 08:23:44

Nbhd Name	Last Name	First Name	Title	Address	Unit N	City	State	Zip
Scottsdale Parkway HOA (formally Parc Scottsdale)	Ott	Mike	Property M	16441 N 91st St	104	Scottsdale	AZ	85260
Civic Center	Wall	Bruce	Other	7506 E Indian School Rd		Scottsdale	AZ	85251
Peaceful Valley Neighborhood Assn	Lamb	Louise	Resident	7608 E 4th St		Scottsdale	AZ	85251
Scottsdale Regency	Vet	Joseph	Secretary	7777 E 2nd St	108	Scottsdale	AZ	85251
Scottsdale Regency	Maxwell	Kellie	President	7777 E 2nd St	105	Scottsdale	AZ	85251
Scottsdale Parkway HOA (formally Parc Scottsdale)	Carver	Sherri	President	8602 E Berridge La		Scottsdale	AZ	85250
Peaceful Valley Neighborhood Assn	Sabin	Darrin	Captain			Scottsdale	AZ	85251

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STA	MAIL_ZIP
7520 E 2ND STREET LLC	7340 E MAIN ST SUITE 21	SCOTTSDALE	AZ	85251
7530 LLC	7340 E MAIN ST STE 200	SCOTTSDALE	AZ	85251
805 CAPITAL LLC	7520 E MCKNIGHT AVE	SCOTTSDALE	AZ	85251
ABCO MAIN ST LLC	7550 E MAIN ST	SCOTTSDALE	AZ	85251
B B EWING PROPERTY MANAGEMENT LLC	7522 E 1ST ST	SCOTTSDALE	AZ	85251
BREGMAN & BURT REALTY LLC	7509 E 1ST ST	SCOTTSDALE	AZ	85251-4501
BRISTOL 5 LLC	PO BOX 2944	SCOTTSDALE	AZ	85252
CHARVOZ ANDREW E & MIKE ANDREW	7107 STETSON DR	SCOTTSDALE	AZ	85251
CITY OF SCOTTSDALE	7447 E INDIAN SCHOOL I	SCOTTSDALE	AZ	85251
CLAYTON 7531 E 2ND LLC	7340 E MAIN ST STE 200	SCOTTSDALE	AZ	85253
CONCEPT REAL ESTATE-FIVE LLC ETAL	829 SE 9TH AVE STE 20	PORTLAND	OR	97214
CONYERS ANTHONY R/GLORIA L TR	P O BOX 3429	SCOTTSDALE	AZ	85271
CPT PALLADIUM APARTMENTS LLC	4222 E THOMAS RD STE	PHOENIX	AZ	85018
DUMB DOG PROPERTIES LLC	PO BOX 386	CRESTED BUTTE	CO	81224
FEDLANDS HOLDINGS LLC	1503 - 1560 HOMER ME	VANCOUVER	BC	V6Z 0-0A5
FIRST AND 75TH LLC	7525 E 6TH AVE	SCOTTSDALE	AZ	85251
FIRSTBANK OF ARIZONA INC	12345 W COLFAX AVE	LAKEWOOD	CO	80215-3742
FORESIGHT PROPERTY DEVELOPMENT LLC	7550 E 2ND ST	SCOTTSDALE	AZ	85251
HOME YIELD CSL LLC	4021 N 75TH ST SUITE 11	SCOTTSDALE	AZ	85251
HOPKINS FRED B/CORRINNE B	7502 E MAIN ST UNIT 30	SCOTTSDALE	AZ	85251
JAMES A SPIZZO 2016 REVOCABLE TRUST ET AL	7502 E MAIN ST UNIT 2	SCOTTSDALE	AZ	85251
JORDAN JOSEPH JR TR	6029 E LINDEN LN	PHOENIX	AZ	85018
MAIN STREET PLACE LLC	120 S ASH AVE	TEMPE	AZ	85281
MCDONNELL NOEL/FREND MARY M	7526 E 2ND ST	SCOTTSDALE	AZ	85251
MCGAREY ROBERT B/AMES S TR	5930 E ORANGE BLOSSO	PHOENIX	AZ	85018
MCKNIGHT OFFICE LLC	19499 N 98TH PL	SCOTTSDALE	AZ	85255
MESSINGER MORTUARY & CHAPEL INC	7601 E INDIAN SCHOOL I	SCOTTSDALE	AZ	85251
MILLER CIVIC CENTER LLC	14201 N HAYDEN RD	SCOTTSDALE	AZ	85260
MILLER CIVIC CENTER PROPERTY OWNERS ASSOC	3666 NORTH MILLER RD	SCOTTSDALE	AZ	85251
MTTK COMPANY LLC	3666 N MILLER RD SUITE	SCOTTSDALE	AZ	85251-4534
NCN PLACE LLC	7579 E MAIN ST STE 50	SCOTTSDALE	AZ	85251
NOLTE GROUP L L C	11828 N 67TH ST	SCOTTSDALE	AZ	85254
ON SUNSET TRUST	7526 E MCNIGHT	SCOTTSDALE	AZ	85251

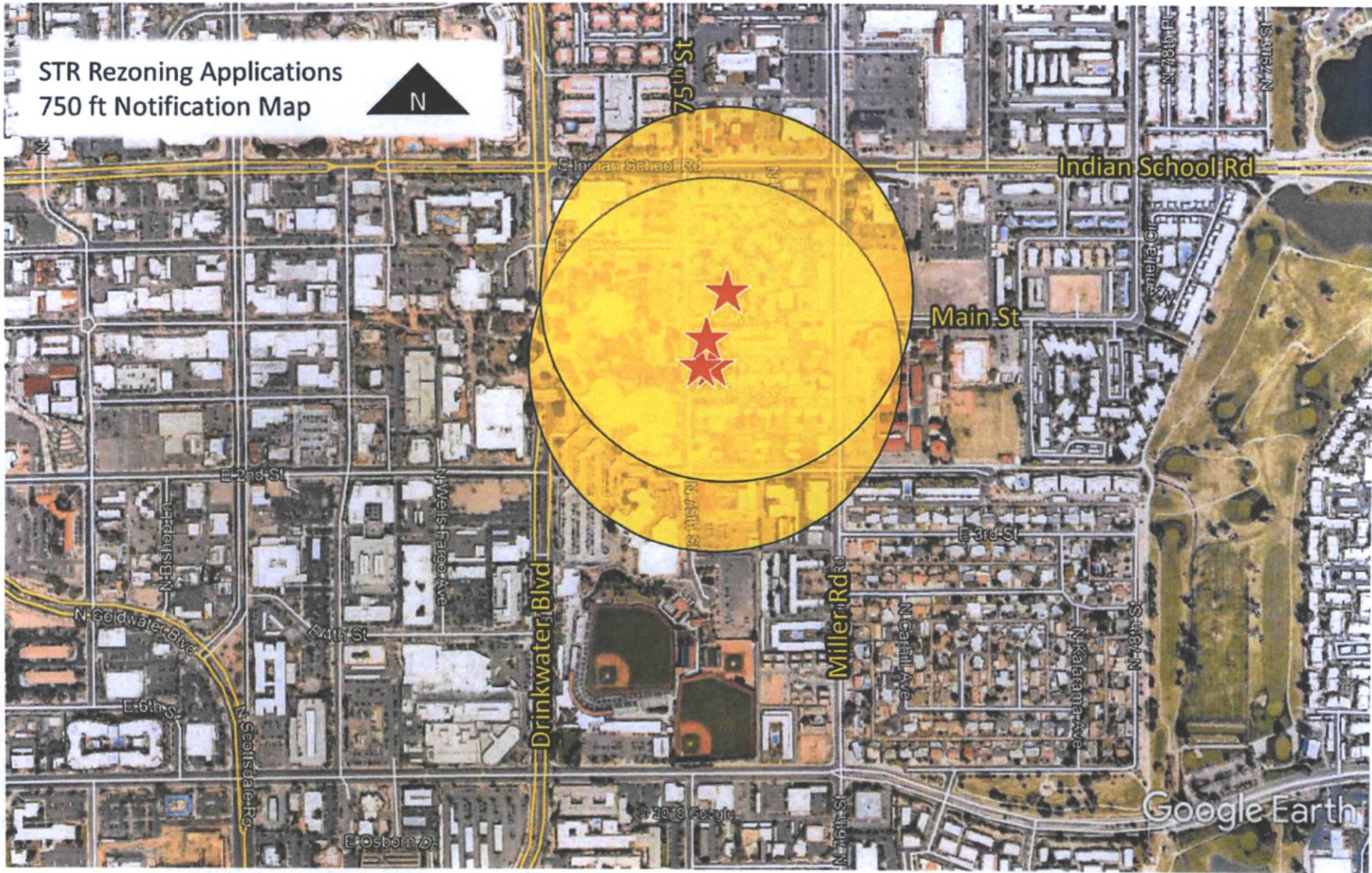
ORIX ALLIANT INDIAN SCHOOL SCT VENTURE	1705 N 16TH ST	TAMPA	FL	33605
OUR LADY OF PERPETUAL HELP ROMAN CATHOLIC PAR	400 E MONROE	PHOENIX	AZ	85004
POWELL MARGARET	7601 E CHARTER OAK RE	SCOTTSDALE	AZ	85260
QUICK N CLEAN 43 LLC	7291 E ADOBE DR STE 1:	SCOTTSDALE	AZ	85255-4042
RIPARIAN CARE LLC	3666 N MILLER RD STE 1	SCOTTSDALE	AZ	85251
S & S CIVIC CENTER PROPERTY	7503 E 1ST ST	SCOTTSDALE	AZ	85251
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL I	SCOTTSDALE	AZ	85251
SCOTTSDALE HOLDINGS LLC	8840 E CHAPARRAL RD S	SCOTTSDALE	AZ	85250
SCOTTSDALE UNIFIED SCHOOL DISTRICT NO 48	3811 N 44TH ST	PHOENIX	AZ	85018
SECOND & MILLER LLC	7550 E 2ND ST	SCOTTSDALE	AZ	85251
SECRET SUITES LLC	7601 E 2ND ST	SCOTTSDALE	AZ	85251
SHED SCOTTSDALE LLC	7340 E MAIN ST SUITE 2:	SCOTTSDALE	AZ	85251
SIMONSON BUILDINGS INC	3402 N 36TH ST	PHOENIX	AZ	85018
SMITH GREG A/SANDRA L	10015 RIVER RANCH CT	OAKDALE	CA	95361-7635
SPNN LLC	7381 E WOODSAGE LN	SCOTTSDALE	AZ	85258
STORK JEFFREY M	9820 E BLUE SKY DR	SCOTTSDALE	AZ	85262
STOUT CAROLYN	7528 E 1ST ST	SCOTTSDALE	AZ	85251
STR VENTURES LLC	4021 N 75TH ST	SCOTTSDALE	AZ	85251
SUNKIST INVESTMENTS LLC	303 E GURLEY ST STE 14:	PRESCOTT	AZ	86301
SYDELL SCOTTSDALE LLC	4000 N DRINKWATER BL	SCOTTSDALE	AZ	85251
TERRASTAR INC	6540 N 31ST WY	PHOENIX	AZ	85016
THOMPSON FREDERICK J	3666 N MILLER RD STE 1	SCOTTSDALE	AZ	85251
TIDES AT OLD TOWN LLC	9027 ALTO CEDRO DR	BEVERLY HILLS	CA	90210
TRANE JUDITH	7516 E 1ST ST	SCOTTSDALE	AZ	85251
TULIP LIVING TRUST	7502 E MAIN ST UNIT 4	SCOTTSDALE	AZ	85251
WOOD CHARLES S III/SUSAN A	9202 N 96TH PL	SCOTTSDALE	AZ	85258
YOUNGJOHN JAMES ROBERT JR	7533 E 1ST ST	SCOTTSDALE	AZ	85251

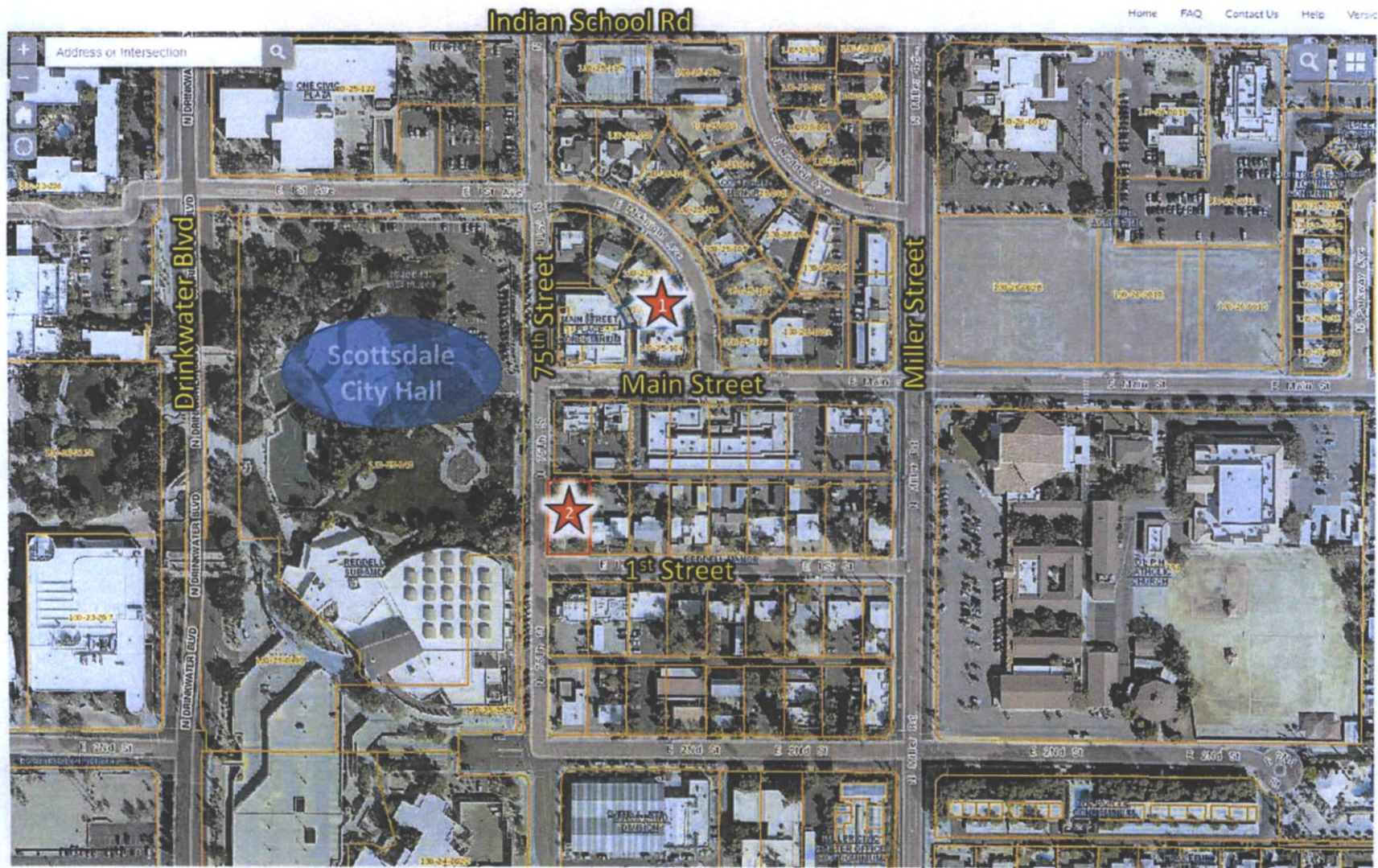
STR VENTURES – TRAVEL ACCOMMODATIONS REZONING REQUEST | Open House Sign-in Sheet

Monday October 15, 2018, 5:30PM

[illegible]

STR Rezoning Applications
750 ft Notification Map





Site Posting
Map





Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

☐ Project Under Consideration Sign (White)

☒ Public Hearing Notice Sign (Red)

Case Number:

27-ZN-2018

Project Name:

Location:

7505 E Main St., 7504 and 7510 E. 1st Street

Site Posting Date:

September 27th, 2019

Applicant Name:

Rose Law Group

Sign Company Name:

Dynamite Signs

Phone Number:

480-585-3031

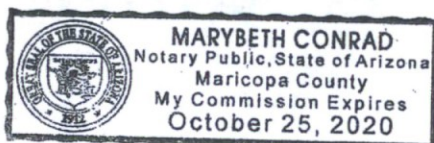
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Muller
Applicant Signature

9/27/19
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 27th day of September 2019



Marybeth Conrad
Notary Public

My commission expires: 10-28-20

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



City of Scottsdale
PUBLIC NOTICE

scan,
snap,
save



ZONING/PUBLIC HEARING

LOCATION CHANGE: COMMUNITY DESIGN STUDIO
ADDRESS: 7506 E. INDIAN SCHOOL RD.

PLANNING COMMISSION: 5:00 P.M., 10/16/2019

CITY COUNCIL: 5:00 P.M., TBD

REQUEST: Rezone from Service Residential
Downtown Overlay (S-R DO) to Downtown/Downtown
Mixed-Use Type 2, Downtown Overlay (D/DMU-2 DO).

CASE NUMBER: 27-ZN-2018

Project Location: 7505 E Main St. 7504 and 7510 E. 1st street

Applicant/Contact:

Rose Law Group
480-505-3937
crich@roslawgroup.com

City Contact:

Doris McClay
480-312-4214
dmccclay@ScottsdaleAZ.gov

Case File Available at City of Scottsdale 480-312-7767 Posting Date: 9/26/19

Project information may be researched at: <https://eservices.scottsdaleaz.gov/bidresources/Cases>

-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal

9/27/19 09:28:11